



### Property Highlights

Number of Rooms	4	Bedrooms	1
Key Features	<ul style="list-style-type: none"><li>Required annual earnings £19,500</li><li>Superb top floor position</li><li>Factor maintained development</li><li>Close to town centre</li></ul>		

RENT

£650 P.C.M.

+ £650 Deposit

## 27 LION BANK, KIRKINTILLOCH

An exceptionally well presented **one bedroom top floor flat** in popular Lion Bank, near to the centre of Kirkintilloch. Presented to the rental market by award winning local agent Kelvin Valley Properties, this home boasts a contemporary and spacious interior throughout. Internally there is a large lounge with a feature bay window, a bright attractive fitted kitchen, a double bedroom with fitted storage and a contemporary fitted shower room.

Externally there are maintained residents' grounds and ample car parking. Early viewing of this fabulous property is advised.



Local Office: 23 Main Street, Kilsyth, Near Glasgow G65 0AH

☎: 0800 133 7775

✉: [lettings@kvps.co.uk](mailto:lettings@kvps.co.uk)

Web: [www.kvps.co.uk/lettings](http://www.kvps.co.uk/lettings)

LARN: 1903064 - LRN: 1556052/200/10032 - REFERENCES REQUIRED - EPC C - COUNCIL TAX BAND C



## ENTRANCE

From the residents' parking spaces, proceed along the pathway to the secure close entrance door in the front of the building. Number 27 is on the top floor of this well maintained stairwell.

## RECEPTION

From the top landing the flat is to the front on the top left hand side. The flat door leads into the carpeted hallway where there are two useful storage cupboards and access to all the rooms.

## LOUNGE / DINING

A glass panelled door leads from the hall into the large living space. Neutral décor with a carpeted floor area. There is ample space for living room and dining furniture here. A bay window to the front of the property and a further window to the side, provide excellent views and allow plenty of natural light into this stunning room.

## KITCHEN

Attractive fitted kitchen with base & wall mounted storage units. Integral sink, oven, hob and hood. The fridge-freezer and washing machine are included in the lease. Window to the side. Tile effect flooring. Dimmable downlights complete the effect.

## BEDROOM

The double bedroom is to the front of the property with a double fitted mirrored wardrobe. Carpeted floor and attractive neutral décor.

## SHOWER ROOM

A contemporary fitted shower room. Modern tiles set off a chrome and white walk in cubicle with an electric shower, as well as a matching white wash hand basin and a W.C.

## PARKING/GROUNDS

Residents' grounds to all sides. Car park for resident and visitor use to the side.

## HEATING & DOUBLE GLAZING

Electric heating & double glazing throughout.

## PROPERTY SUMMARY

A contemporary one bedroom top floor flat in popular Lion Bank. The property benefits from being situated close to the town centre and local amenities. Early viewing is advised to avoid disappointment.

## AREA SUMMARY

Kirkintilloch offers a number of amenities including many shops and primary & secondary schools. There is a link road to the M80 for commuting with Glasgow, Edinburgh and Stirling. Local to the property, there are a selection of small shops. In Kirkintilloch town centre there is a much larger selection, including a Tesco & a Sainsburys as well as many bars & restaurants.

Property will be let on a Private Residential Tenancy (PRT). Deposit required for property will be a minimum of 1 months rent and a maximum of 2. It is fully payable in advance of referencing and will be held during the tenancy by Safe Deposits Scotland. Rent is charged per calendar month and payable in advance each month by standing order.

Photographs: These are reproduced and included for general information and it must not be inferred that any item is included as part of any tenancy agreement associated with this property.

This schedule is thought to be materially correct although its accuracy is not guaranteed and it does not form part of any contract. Your home is at risk if you do not keep up with rent payments.

**Viewings**  
by appointment only through  
**Kelvin Valley Properties**  
Please visit our website:  
[www.kvps.co.uk](http://www.kvps.co.uk)  
or call us on  
**01236 825999**



[Post Code for Sat Nav](#)

**G66 1PH**